



On the instructions of:
CLOWES DEVELOPMENTS (SCOTLAND) LTD

TO LET

CARRON WORKS

STENHOUSE ROAD

FALKIRK

FK2 8DR

EPC rating: C



- Flexible, low cost workshop/warehouse space
- Up to 9,266 sq m (99,746 sq ft)
- 4 acres of secure yard
- Standalone yardage available



0131 240 7500
www.colliers.com/uk/industrial

DMHALL

01324 628321
www.dmhall.co.uk

LOCATION

The subjects are situated on the western side of Stenhouse Road, in close proximity to its principal junction with New Carron Road (B902) approximately 2 miles north of Falkirk Town Centre.

The property provides excellent road communication links with nearby Bellsdyke Road forming part of the A88 which links Falkirk and the nearby towns of Stenhousemuir/Larbert.

This area provides excellent communication links with the M9 and M876 lying to the east and west respectively. A number of mainline railway stations also lie within easy reach.



DESCRIPTION

The subjects comprise a substantial traditional/workshop facility which are presently laid out to provide two interconnecting principal workshop/storage units together with appropriate office, staff and ancillary sections.

The principal buildings are largely of steel frame design having a range of rendered brick and metal sheet infill walls, the main workshop/warehouse sections contained under a multi pitched roof which is clad in metal sheeting. Much of the subjects are fronted by a two storey brick built office/ancillary section accommodation.

A covered vehicular access is incorporated to the southern end of the building with tarmacadamed parking lying to the front while a significant, partly surfaced, yard lies to the rear.

ACCOMMODATION

Unit 1	– 48,251 sqft	(4,482 sqm)
Unit 2	– 41,980 sqft	(3,900 sqm)
Unit 3	– 9,515 sqft	(883 sqm)
Total	– 99,746 sqft	(9,266 sqm)

Yard area up to 3.9 acres.

RATEABLE VALUE

The current RV is £100,000 however will require to be reassessed on occupation.

MISREPRESENTATION ACT

The joint agents give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of the joint agents has any authority to make any representation or warranty whatsoever in relation to this property.

LEASE TERMS

The subjects are offered on flexible terms for a period to be negotiated incorporating rent reviews at appropriate intervals.

RENTAL

Details of rental rates are available upon application to either of the joint letting agents.

VIEWING AND OTHER INFORMATION

Strictly by prior arrangement:

Bryce Stewart
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39 George Street
Edinburgh
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VAT

All figures quoted are exclusive of any VAT which may be chargeable.

ENTRY

Immediate entry is available.

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs. The incoming tenant will be responsible for the payment of any stamp duty, registration dues and VAT incurred.

